



## Longfield Avenue, Coppull, Chorley

**£1,295**

Ben Rose Estate Agents are pleased to present to the rental market this beautifully presented three-bedroom semi-detached property, situated within a quiet and desirable area of Coppull, Lancashire. This delightful home offers spacious and versatile living across two floors, perfect for families, couples, or first-time buyers. The property is ideally located within walking distance of Coppull centre, offering an excellent range of local shops, cafés, restaurants, pubs, and highly regarded schools. For commuters, the home benefits from excellent transport links, with bus routes to Chorley and Wigan, and nearby rail connections from Chorley station offering direct services to Preston and Manchester. The M6 motorway is also within easy reach, providing swift access across the North West. For leisure, the picturesque Yarrow Valley Country Park is just a short distance away, offering lovely walks and family-friendly green space.

Upon entering the property, you are welcomed into a bright and inviting entrance hall that provides access to all principal rooms. The spacious dual-aspect lounge enjoys an abundance of natural light, creating a warm and relaxing space ideal for family gatherings or unwinding after a long day. Moving through to the rear, the modern fitted kitchen and dining area serves as the heart of the home, offering stylish cabinetry, quality work surfaces, and space for a dining table — perfect for entertaining. From here, opens into the conservatory, a versatile and light-filled room overlooking the rear garden, making it an excellent additional reception area. The ground floor also features a well-proportioned double bedroom, a study or home office, a three-piece family bathroom, ideal for modern family living.

To the first floor, the property boasts two generous double bedrooms, both beautifully decorated and featuring fitted wardrobes that provide ample storage space. The master bedroom offers a peaceful retreat, while bedroom two provides flexible space for guests or family members. As well as a convenient WC.

Externally, the home continues to impress. To the front, there is a driveway providing off-road parking for two cars, along with a detached garage offering further parking or storage. The gardens are beautifully maintained, featuring well-kept lawns, a patio area for outdoor dining, and mature planted borders that create a private and tranquil setting.

In summary, this superb semi-detached home combines generous living space, modern interiors, and a stunning garden — all within a sought-after and well-connected location. An ideal family home that must be viewed to be fully appreciated.












































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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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